

U.S. Department of Housing and Urban Development  
Office of Public and Indian Housing

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**ALEXANDER CITY HOUSING AUTHORITY  
ALEXANDER CITY, ALABAMA**

**PHA Plans  
5 Year Plan for Fiscal Years 2005- 2009  
Annual Plan for Fiscal Year 2004**

**NOTE: THIS PHA PLANS TEMPLATE (HUD 50075) IS TO BE COMPLETED IN  
ACCORDANCE WITH INSTRUCTIONS LOCATED IN APPLICABLE PIH NOTICES**

## **PHA Plan Agency Identification**

**PHA Name:** THE HOUSING AUTHORITY OF THE CITY OF ALEXANDER CITY, ALABAMA

**PHA Number:** 174

**PHA Fiscal Year Ending:** 10/2005

### **Public Access to Information**

**Information regarding any activities outlined in this plan can be obtained by contacting: (select all that apply)**

- Main administrative office of the PHA
- PHA development management offices
- PHA local offices

### **Display Locations For PHA Plans and Supporting Documents**

The PHA Plans (including attachments) are available for public inspection at: (select all that apply)

- Main administrative office of the PHA
- PHA development management offices
- PHA local offices
- Main administrative office of the local government
- Main administrative office of the County government
- Main administrative office of the State government
- Public library
- PHA website
- Other (list below)

PHA Plan Supporting Documents are available for inspection at: (select all that apply)

- Main business office of the PHA
- PHA development management offices
- Other (list below)

**5-YEAR PLAN**  
**PHA FISCAL YEARS 2005 - 2009**  
[24 CFR Part 903.5]

**A. Mission**

State the PHA's mission for serving the needs of low-income, very low income, and extremely low-income families in the PHA's jurisdiction. (select one of the choices below)

- The mission of the PHA is the same as that of the Department of Housing and Urban Development: To promote adequate and affordable housing, economic opportunity and a suitable living environment free from discrimination.
- The PHA's mission is: To provide the necessary number of affordable, decent, safe and sanitary dwelling units within its jurisdiction; to administer, professionally and accurately, the programs authorized by the Board of Commissioners and Congress; and to professionally maintain the property that has been developed throughout its intended useful life.

**B. Goals**

The goals and objectives listed below are derived from HUD's strategic Goals and Objectives and those emphasized in recent legislation. PHAs may select any of these goals and objectives as their own, or identify other goals and/or objectives. Whether selecting the HUD-suggested objectives or their own, **PHAS ARE STRONGLY ENCOURAGED TO IDENTIFY QUANTIFIABLE MEASURES OF SUCCESS IN REACHING THEIR OBJECTIVES OVER THE COURSE OF THE 5 YEARS.** (Quantifiable measures would include targets such as: numbers of families served or PHAS scores achieved.) PHAs should identify these measures in the spaces to the right of or below the stated objectives.

**HUD Strategic Goal: Increase the availability of decent, safe, and affordable housing.**

- PHA Goal: Expand the supply of assisted housing  
Objectives:
  - Apply for additional rental vouchers: The section 8 Voucher Program is being used increasingly more by the community. We stay full and would like to apply for an increase in our allocation this next year, 2004.

We have been unable to apply since no vouchers have been made available this past year. Due to the changes being proposed, the outlook is not good. Under the present budget proposal from HUD, we could lose some allocations with over 150 applications on hand. Application taking has been suspended.

- Reduce public housing vacancies: There has been a significant reduction in vacancies this past year. So far we have reduced vacancies to below 2% and it continues to stay at that level or lower.

- Leverage private or other public funds to create additional housing opportunities: We have bought some land with Section 8 reserve funds and intend to build senior housing on it as monies become available.  
  
Submitted LIHTC Application last year and was unsuccessful. Have resubmitted again this year.
  - Acquire or build units or developments. We will propose to build senior housing, duplexes on scattered sites, possibly with Capital Funds or Nonprofit funds. We are full in our Section 8 Program and our Public Housing Program and need this housing for our community.
  - Other (list below)
- 
- PHA Goal: Improve the quality of assisted housing Objectives:
    - Improve public housing management: **(PHAS score) (90 or above.)**  
  
We achieved a score of 96 for FYE 9/30/03.
    - Improve voucher management: **(SEMAP score) (90 or above)**  
  
We scored 92 for FYE 9/30/03.
    - Increase customer satisfaction: **Conduct annual surveys of residents to determine areas of improvement needed and develop plan to put into effect to accomplish. Will obtain customer service training also.**  
  
We completed our surveys and continuously try to improve on areas of weakness.  
Customer Service Training was accomplished last year and was done in August, 2003.
    - Concentrate on efforts to improve specific management functions: Improve communication with residents and neighborhood appearance. We have added a new department called Youth and Adult Services (Feb. 2002) which focuses on all residents, not just youth. Through this department, communication efforts have increased and will continue to improve.
    - Renovate or modernize public housing units: Will continue to apply for Capital Funds each year to carry out identified needs in our 5-year plan and annual plan.
    - Demolish or dispose of obsolete public housing:
    - Provide replacement public housing:
    - Provide replacement vouchers:
    - Other: (list below)

- PHA Goal: Increase assisted housing choices  
Objectives:
- Provide voucher mobility counseling:
  - Conduct outreach efforts to potential voucher landlords
  - Increase voucher payment standards
  - Implement voucher homeownership program:
  - Implement public housing or other homeownership programs:
  - Implement public housing site-based waiting lists:
  - Convert public housing to vouchers:
  - Other: (list below)

**We offer homeownership assistance to anyone who wants to apply.**  
**This is our local homeownership program where we buy and renovate a single family home through a nonprofit and then help the individual or family get financing at a local bank. We have finished six in the past four years. Other ideas are covered in the plan.**

#### **HUD Strategic Goal: Improve community quality of life and economic vitality**

- PHA Goal: Provide an improved living environment  
Objectives:
- Implement measures to deconcentrate poverty by bringing higher income public housing households into lower income developments: **Our goal is to meet the objectives of the Admissions and Continued Occupancy Policies (ACOP) and Section 34 of the Section 8 Administrative Plan.**
  - Implement measures to promote income mixing in public housing by assuring access for lower income families into higher income developments: **The housing authority will promote income mixing by implementing the policies as outlined in our ACOP.**
  - Implement public housing security improvements: **We will continue to fund the Investigator Unit through the Operating Fund and the Capital Fund.**
  - Designate developments or buildings for particular resident groups (elderly, persons with disabilities)
  - Other: **Will continue to develop Youth and Adult Service Program for all residents. Programs will focus on recreation, education, crafts, family self-sufficiency and any other necessary service needed by our residents. We have applied for a Section 8 FSS Coordinator position, but as of June 30, 2004, have not heard of approval.**

#### **HUD Strategic Goal: Promote self-sufficiency and asset development of families and individuals**

- PHA Goal: Promote self-sufficiency and asset development of assisted households

Objectives:

- Increase the number and percentage of employed persons in assisted families:
- Provide or attract supportive services to improve assistance recipients' employability: The ACHA will continue to hire residents, as needed, as temporary labor to train in the maintenance, administration and modernization areas. We will continue to expand our resident services program to include adults and senior citizens along with the youth. Through this program we hope to connect our residents to the business community and thereby receive training for them. We will continue to work hard on the FSS Program to improve its services and delivery. We have applied for a FSS Coordinator position and are waiting on the outcome of that to move forward with our plan.
- Provide or attract supportive services to increase independence for the elderly or families with disabilities.
- Other: (list below)

**HUD Strategic Goal: Ensure Equal Opportunity in Housing for all Americans**

- PHA Goal: Ensure equal opportunity and affirmatively further fair housing
- Objectives:
- Undertake affirmative measures to ensure access to assisted housing regardless of race, color, religion national origin, sex, familial status, and disability: The ACHA promotes fair housing for all residents and applicants. We will not tolerate any type of discrimination because of a person's race, color, religion, sex or national origin. The ACHA works to promote equal opportunity and affirmative action for all eligible low-income families.
- Undertake affirmative measures to provide a suitable living environment for families living in assisted housing, regardless of race, color, religion national origin, sex, familial status, and disability: The ACHA will follow its admissions policies to insure that all applicants are housed on a non-discriminatory basis in the Public Housing and Section 8 programs administered by the ACHA.
- Undertake affirmative measures to ensure accessible housing to persons with all varieties of disabilities regardless of unit size required:

Through our Capital Fund program we began this year installing handicapped assessable walkways to all units in all of our elderly neighborhoods.

Other: (list below)

**Annual PHA Plan  
PHA Fiscal Year 2000**  
[24 CFR Part 903.7]

**i. Annual Plan Type:**

Select which type of Annual Plan the PHA will submit.

Standard Plan

**Streamlined Plan:**

- High Performing PHA  
 Small Agency (<250 Public Housing Units)  
 Administering Section 8 Only

Troubled Agency Plan

**ii. Executive Summary of the Annual PHA Plan**

[24 CFR Part 903.7 9 (r)]

Provide a brief overview of the information in the Annual Plan, including highlights of major initiatives and discretionary policies the PHA has included in the Annual Plan.  
**NOT REQUIRED.**

**iii. Annual Plan Table of Contents**

[24 CFR Part 903.7 9 (r)]

Provide a table of contents for the Annual Plan, including attachments, and a list of supporting documents available for public inspection.

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## Attachments

Indicate which attachments are provided by selecting all that apply. Provide the attachment's name (A, B, etc.) in the space to the left of the name of the attachment. Note: If the attachment is provided as a **SEPARATE** file submission from the PHA Plans file, provide the file name in parentheses in the space to the right of the title.

### Required Attachments:

- Admissions Policy for Deconcentration - **D**
- FY 2003 Capital Fund Program Annual Statement - H
- Most recent board-approved operating budget

### Optional Attachments:

- PHA Management Organizational Chart – Available at Central Office upon request.
- FY 2000 Capital Fund Program 5 Year Action Plan - I
- Comments of Resident Advisory Board (included in PHA Plan text)
- Other:

Pet Policy – A

Resident Membership on Governing Board – B

Members of Resident Advisory Board – C

Voluntary Conversion of Public Housing Development Analysis – E

Definition of Significant Amendments and Substantial Deviations/modifications - F

Resident Assessment – Follow-up Plan 2002 – G

**Supporting Documents Available for Review**

Indicate which documents are available for public review by placing a mark in the “Applicable & On Display” column in the appropriate rows. All listed documents must be on display if applicable to the program activities conducted by the PHA.

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
X	PHA Plan Certifications of Compliance with the PHA Plans and Related Regulations	5 Year and Annual Plans
X	State/Local Government Certification of Consistency with the Consolidated Plan	5 Year and Annual Plans
X	Fair Housing Documentation: Records reflecting that the PHA has examined its programs or proposed programs, identified any impediments to fair housing choice in those programs, addressed or is addressing those impediments in a reasonable fashion in view of the resources available, and worked or is working with local jurisdictions to implement any of the jurisdictions'	5 Year and Annual Plans

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
	initiatives to affirmatively further fair housing that require the PHA's involvement.	
X	Consolidated Plan for the jurisdiction/s in which the PHA is located (which includes the Analysis of Impediments to Fair Housing Choice (AI)) and any additional backup data to support statement of housing needs in the jurisdiction	Annual Plan: Housing Needs
X	Most recent board-approved operating budget for the public housing program	Annual Plan: Financial Resources;
X	Public Housing Admissions and (Continued) Occupancy Policy (A&O), which includes the Tenant Selection and Assignment Plan [TSAP]	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Section 8 Administrative Plan	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Public Housing Deconcentration and Income Mixing Documentation: 1. PHA board certifications of compliance with deconcentration requirements (section 16(a) of the US Housing Act of 1937, as implemented in the 2/18/99 <i>Quality Housing and Work Responsibility Act Initial Guidance, Notice</i> and any further HUD guidance) and 2. Documentation of the required deconcentration and income mixing analysis	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Public housing rent determination policies, including the methodology for setting public housing flat rents <input checked="" type="checkbox"/> check here if included in the public housing A & O Policy	Annual Plan: Rent Determination
X	Schedule of flat rents offered at each public housing development	Annual Plan: Rent Determination

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
	<input checked="" type="checkbox"/> check here if included in the public housing A & O Policy	
X	Section 8 rent determination (payment standard) policies <input checked="" type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan: Rent Determination
X	Public housing management and maintenance policy documents, including policies for the prevention or eradication of pest infestation (including cockroach infestation)	Annual Plan: Operations and Maintenance
X	Public housing grievance procedures <input type="checkbox"/> check here if included in the public housing A & O Policy	Annual Plan: Grievance Procedures
X	Section 8 informal review and hearing procedures <input checked="" type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan: Grievance Procedures
X	The HUD-approved Capital Fund/Comprehensive Grant Program Annual Statement (HUD 52837) for the active grant year	Annual Plan: Capital Needs
	Most recent CIAP Budget/Progress Report (HUD 52825) for any active CIAP grant	Annual Plan: Capital Needs
X	Most recent, approved 5 Year Action Plan for the Capital Fund/Comprehensive Grant Program, if not included as an attachment (provided at PHA option)	Annual Plan: Capital Needs
	Approved HOPE VI applications or, if more recent, approved or submitted HOPE VI Revitalization Plans or any other approved proposal for development of public housing	Annual Plan: Capital Needs
	Approved or submitted applications for demolition and/or disposition of public housing	Annual Plan: Demolition and Disposition
	Approved or submitted applications for designation of public housing (Designated Housing Plans)	Annual Plan: Designation of Public Housing

<b>List of Supporting Documents Available for Review</b>		
<b>Applicable &amp; On Display</b>	<b>Supporting Document</b>	<b>Applicable Plan Component</b>
	Approved or submitted assessments of reasonable revitalization of public housing and approved or submitted conversion plans prepared pursuant to section 202 of the 1996 HUD Appropriations Act	Annual Plan: Conversion of Public Housing
	Approved or submitted public housing homeownership programs/plans	Annual Plan: Homeownership
	Policies governing any Section 8 Homeownership program <input type="checkbox"/> check here if included in the Section 8 Administrative Plan	Annual Plan: Homeownership
X	Any cooperative agreement between the PHA and the TANF agency	Annual Plan: Community Service & Self-Sufficiency
X	FSS Action Plan/s for public housing and/or Section 8	Annual Plan: Community Service & Self-Sufficiency
	Most recent self-sufficiency (ED/SS, TOP or ROSS or other resident services grant) grant program reports	Annual Plan: Community Service & Self-Sufficiency
	The most recent Public Housing Drug Elimination Program (PHEDEP) semi-annual performance report for any open grant and most recently submitted PHEDEP application (PHEDEP Plan)	Annual Plan: Safety and Crime Prevention
X	The most recent fiscal year audit of the PHA conducted under section 5(h)(2) of the U.S. Housing Act of 1937 (42 U.S.C. 1437g(h)), the results of that audit and the PHA's response to any findings	Annual Audit
	Troubled PHAs: MOA/Recovery Plan	Troubled PHAs
	Other supporting documents (optional) (list individually; use as many lines as necessary)	(specify as needed)

## **1. Statement of Housing Needs**

**A. Housing Needs of Families in the Jurisdiction/s Served by the PHA**

Based upon the information contained in the Consolidated Plan/s applicable to the jurisdiction, and/or other data available to the PHA, provide a statement of the housing needs in the jurisdiction by completing the following table. In the “Overall” Needs column, provide the estimated number of renter families that have housing needs. For the remaining characteristics, rate the impact of that factor on the housing needs for each family type, from 1 to 5, with 1 being “no impact” and 5 being “severe impact.” Use N/A to indicate that no information is available upon which the PHA can make this assessment.

Housing Needs of Families in the Jurisdiction by Family Type							
Family Type	Overall	Afford-ability	Supply	Quality	Access-ability	Size	Loca-tion
Income <= 30% of AMI							
Income >30% but <=50% of AMI	316	3	4	4	3	4	4
Income >50% but <80% of AMI	132	3	3	3	3	3	4
Elderly	468	5	5	4	4	3	4
Families with Disabilities							
Race/Ethnicity							

Housing Needs of Families in the Jurisdiction by Family Type							
Family Type	Overall	Affordability	Supply	Quality	Accessibility	Size	Location
Race/Ethnicity							
Race/Ethnicity							
Race/Ethnicity							

What sources of information did the PHA use to conduct this analysis? (Check all that apply; all materials must be made available for public inspection.)

- Consolidated Plan of the Jurisdiction/s  
Indicate year:
- U.S. Census data: the Comprehensive Housing Affordability Strategy ("CHAS") dataset  
American Housing Survey data  
Indicate year:
- Other housing market study: Strategic Plan done by NFC, Inc.  
Indicate year:  
 2004
- Other sources: Housing Authority Data and Experience

## B. Housing Needs of Families on the Public Housing and Section 8 Tenant-Based Assistance Waiting Lists

State the housing needs of the families on the PHA's waiting list/s. Complete one table for each type of PHA-wide waiting list administered by the PHA. PHAs may provide separate tables for site-based or sub-jurisdictional public housing waiting lists at their option.

Housing Needs of Families on the Waiting List			
Waiting list type: (select one)			
<input type="checkbox"/>	Section 8 tenant-based assistance		
<input type="checkbox"/>	Public Housing		
<input checked="" type="checkbox"/>	Combined Section 8 and Public Housing		
<input type="checkbox"/>	Public Housing Site-Based or sub-jurisdictional waiting list (optional)		
If used, identify which development/subjurisdiction:			
As of:	# of families	% of total families	Annual Turnover
Waiting list total	226		
Extremely low income <=30% AMI	140		
Very low income (>30% but <=50% AMI)	78		
Low income (>50% but <80% AMI)	8		
Families with children	153		
Elderly families	6		
Families with Disabilities	44		
Race/ethnicity (1)	74		
Race/ethnicity (2)	152		
Race/ethnicity			
Race/ethnicity			

<b>Housing Needs of Families on the Waiting List</b>		
Characteristics by Bedroom Size (Public Housing Only)		
1BR	35	
2 BR	3	
3 BR	1	
4 BR		
5 BR		
5+ BR		
Is the waiting list closed (select one)? <input checked="" type="checkbox"/> No <input checked="" type="checkbox"/> Yes <b>Only Section 8</b> If yes:		
How long has it been closed (# of months)? <b>2-months</b>		
Does the PHA expect to reopen the list in the PHA Plan year? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes		
Does the PHA permit specific categories of families onto the waiting list, even if generally closed? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes		

**C. Strategy for Addressing Needs**

Provide a brief description of the PHA's strategy for addressing the housing needs of families in the jurisdiction and on the waiting list **IN THE UPCOMING YEAR**, and the Agency's reasons for choosing this strategy.

**(1) Strategies**

**Need: Shortage of affordable housing for all eligible populations**

**Strategy 1. Maximize the number of affordable units available to the PHA within its current resources by:**  
Select all that apply

- Employ effective maintenance and management policies to minimize the number of public housing units off-line
- Reduce turnover time for vacated public housing units
- Reduce time to renovate public housing units
- Seek replacement of public housing units lost to the inventory through mixed finance development
- Seek replacement of public housing units lost to the inventory through section 8 replacement housing resources
- Maintain or increase section 8 lease-up rates by establishing payment standards that will enable families to rent throughout the jurisdiction
- Undertake measures to ensure access to affordable housing among families assisted by the PHA, regardless of unit size required
- Maintain or increase section 8 lease-up rates by marketing the program to owners, particularly those outside of areas of minority and poverty concentration
- Maintain or increase section 8 lease-up rates by effectively screening Section 8 applicants to increase owner acceptance of program
- Participate in the Consolidated Plan development process to ensure coordination with broader community strategies
- Other: **Will consider applying for additional Section 8 Vouchers, if available.**

**Strategy 2: Increase the number of affordable housing units by:**

Select all that apply

- Apply for additional section 8 units should they become available: The ACHA is experiencing an increase in need for Section 8 housing.  
**We will consider applying for additional Section 8 housing, if available.**
- Leverage affordable housing resources in the community through the creation of mixed - finance housing
- Pursue housing resources other than public housing or Section 8 tenant-based assistance. We would like to build scattered site duplexes for seniors with Capital Funds.
- Other: (list below) We are working with a developer to submit a LIHTC Application to the State Housing Finance Authority for 52 units of senior housing.

**Need: Specific Family Types:** Families at or below 30% of median

**Strategy 1: Target available assistance to families at or below 30 % of AMI**  
Select all that apply

- Exceed HUD federal targeting requirements for families at or below 30% of AMI in public housing
- Exceed HUD federal targeting requirements for families at or below 30% of AMI in tenant-based section 8 assistance
- Employ admissions preferences aimed at families with economic hardships
- Adopt rent policies to support and encourage work
- Other: (list below)

**Need: Specific Family Types: Families at or below 50% of median**

**Strategy 1: Target available assistance to families at or below 50% of AMI**

Select all that apply

- Employ admissions preferences aimed at families who are working
- Adopt rent policies to support and encourage work
- Other: The ACHA is considering building senior housing for groups in this income range. Will be applying for LIHTC housing in the next application period this year.

**Need: Specific Family Types: The Elderly**

**Strategy 1: Target available assistance to the elderly:**

Select all that apply

- Seek designation of public housing for the elderly
- Apply for special-purpose vouchers targeted to the elderly, should they become available
- Other: Increase available housing to the elderly through new construction.

**Need: Specific Family Types: Families with Disabilities**

**Strategy 1: Target available assistance to Families with Disabilities:**

Select all that apply

- Seek designation of public housing for families with disabilities
- Carry out the modifications needed in public housing based on the section 504 Needs Assessment for Public Housing
- Apply for special-purpose vouchers targeted to families with disabilities, should they become available
- Affirmatively market to local non-profit agencies that assist families with disabilities
- Other: (list below)

**Need: Specific Family Types: Races or ethnicities with disproportionate housing needs**

**Strategy 1: Increase awareness of PHA resources among families of races and ethnicities with disproportionate needs:**

Select if applicable

- Affirmatively market to races/ethnicities shown to have disproportionate housing needs
- Other: (list below)

**Strategy 2: Conduct activities to affirmatively further fair housing**

Select all that apply

- Counsel section 8 tenants as to location of units outside of areas of poverty or minority concentration and assist them to locate those units
- Market the section 8 program to owners outside of areas of poverty /minority concentrations
- Other: (list below)

**Other Housing Needs & Strategies: (list needs and strategies below)**

**(2) Reasons for Selecting Strategies**

Of the factors listed below, select all that influenced the PHA's selection of the strategies it will pursue:

- Funding constraints

- Staffing constraints
- Limited availability of sites for assisted housing
- Extent to which particular housing needs are met by other organizations in the community
- Evidence of housing needs as demonstrated in the Consolidated Plan and other information available to the PHA
- Influence of the housing market on PHA programs
- Community priorities regarding housing assistance
- Results of consultation with local or state government
- Results of consultation with residents and the Resident Advisory Board
- Results of consultation with advocacy groups
- Other: (list below)

## 2. Statement of Financial Resources

[24 CFR Part 903.7.9 (b)]

List the financial resources that are anticipated to be available to the PHA for the support of Federal public housing and tenant-based Section 8 assistance programs administered by the PHA during the Plan year. Note: the table assumes that Federal public housing or tenant based Section 8 assistance grant funds are expended on eligible purposes; therefore, uses of these funds need not be stated. For other funds, indicate the use for those funds as one of the following categories: public housing operations, public housing capital improvements, public housing safety/security, public housing supportive services, Section 8 tenant-based assistance, Section 8 supportive services or other.

<b>Financial Resources:</b>
Planned Sources and Uses

Sources	Planned \$	Planned Uses
<b>1. Federal Grants (FY 2000 grants)</b>		
a) Public Housing Operating Fund	\$1,234,303	
b) Public Housing Capital Fund	\$932,259	
c) HOPE VI Revitalization		
d) HOPE VI Demolition		
e) Annual Contributions for Section 8 Tenant-Based Assistance	831,337	
f) Public Housing Drug Elimination Program (including any Technical Assistance funds)		
g) Resident Opportunity and Self-Sufficiency Grants		
h) Community Development Block Grant		
i) HOME		
Other Federal Grants (list below)		
<b>2. Prior Year Federal Grants (unobligated funds only) (list below)</b>	-0-	
<b>3. Public Housing Dwelling Rental Income</b>	\$821,350	
<b>4. Other income (list below)</b>		

<b>Financial Resources: Planned Sources and Uses</b>		
<b>Sources</b>	<b>Planned \$</b>	<b>Planned Uses</b>
Interest on General Fund Investments	35,560	
<b>Excess Utilities</b>	111,790	
<b>4. Non-federal sources (list below)</b>		
<b>Total resources</b>	<b>\$4,338,968</b>	

### **3. PHA Policies Governing Eligibility, Selection, and Admissions**

[24 CFR Part 903.7 9 (c)]

#### **A. Public Housing**

Exemptions: PHAs that do not administer public housing are not required to complete subcomponent 3A.

##### **(1) Eligibility**

a. When does the PHA verify eligibility for admission to public housing? (select all that apply)

- When families are within a certain number of being offered a unit: (state number)
- When families are within a certain time of being offered a unit: (state time)
- Other: **We verify information and process applications immediately.**

- b. Which non-income (screening) factors does the PHA use to establish eligibility for admission to public housing (select all that apply)?
- Criminal or Drug-related activity  
 Rental history  
 Housekeeping  
Other: Declaration of Citizenship, owes monies to another Federally subsidized housing program, subject to lifetime registration requirement under state sex offender registration and/or committed acts which constitute fraud during the application process.
- c.  Yes  No: Does the PHA request criminal records from local law enforcement agencies for screening purposes?  
d.  Yes  No: Does the PHA request criminal records from State law enforcement agencies for screening purposes?  
e.  Yes  No: Does the PHA access FBI criminal records from the FBI for screening purposes.

## (2) Waiting List Organization

- a. Which methods does the PHA plan to use to organize its public housing waiting list (select all that apply)

Community-wide list  
 Sub-jurisdictional lists  
 Site-based waiting lists  
Other (describe)

- b. Where may interested persons apply for admission to public housing?

PHA main administrative office: **2110 County Rd., Alexander City, Alabama,35010**  
 PHA development site management office  
 Other (list below)

- c. If the PHA plans to operate one or more site-based waiting lists in the coming year, answer each of the following questions; if not, skip to subsection **(3) Assignment**

1. How many site-based waiting lists will the PHA operate in the coming year? 0

2.  Yes  No: Are any or all of the PHA's site-based waiting lists new for the upcoming year (that is, they are not part of a previously-HUD-approved site based waiting list plan)?  
If yes, how many lists? **NA**

3.  Yes  No: May families be on more than one list simultaneously  
If yes, how many lists? **NA**

4. Where can interested persons obtain more information about and sign up to be on the site-based waiting lists (select all that apply)?  
 PHA main administrative office  
 All PHA development management offices  
 Management offices at developments with site-based waiting lists  
 At the development to which they would like to apply  
 Other (list below)

### (3) Assignment

- a. How many vacant unit choices are applicants ordinarily given before they fall to the bottom of or are removed from the waiting list? (select one)  
 One  
 Two  
 Three or More

b.  Yes  No: Is this policy consistent across all waiting list types?

c. If answer to b is no, list variations for any other than the primary public housing waiting lists for the PHA:

### (4) Admissions Preferences

- a. Income targeting:
- Yes  No: Does the PHA plan to exceed the federal targeting requirements by targeting more than 40% of all new admissions to public housing to families at or below 30% of median area income?

b. Transfer policies:

In what circumstances will transfers take precedence over new admissions? (list below)

- Emergencies
- Overhoused
- Underhoused
- Medical justification
- Administrative reasons determined by the PHA (e.g., to permit modernization work)
- Resident choice: (state circumstances below)
- Other: (list below)

c. Preferences

1.  Yes  No: Has the PHA established preferences for admission to public housing (other than date and time of application)? (If "no" is selected, skip to subsection **(5) Occupancy**)
  2. Which of the following admission preferences does the PHA plan to employ in the coming year? (select all that apply from either former Federal preferences or other preferences) **NA**

Former Federal preferences:

- Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)
- Victims of domestic violence

- Substandard housing
- Homelessness
- High rent burden (rent is > 50 percent of income)

Other preferences: (select below)

- Working families and those unable to work because of age or disability
- Veterans and veterans' families
- Residents who live and/or work in the jurisdiction
- Those enrolled currently in educational, training, or upward mobility programs
- Households that contribute to meeting income goals (broad range of incomes)
- Households that contribute to meeting income requirements (targeting)
- Those previously enrolled in educational, training, or upward mobility programs
- Victims of reprisals or hate crimes
- Other preference(s) (list below)

3. If the PHA will employ admissions preferences, please prioritize by placing a “1” in the space that represents your first priority, a “2” in the box representing your second priority, and so on. If you give equal weight to one or more of these choices (either through an absolute hierarchy or through a point system), place the same number next to each. That means you can use “1” more than once, “2” more than once, etc.

Date and Time

Former Federal preferences:

- Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)
- Victims of domestic violence
- Substandard housing
- Homelessness
- High rent burden

Other preferences (select all that apply)

- Working families and those unable to work because of age or disability

- Veterans and veterans' families
- Residents who live and/or work in the jurisdiction
- Those enrolled currently in educational, training, or upward mobility programs
- Households that contribute to meeting income goals (broad range of incomes)
- Households that contribute to meeting income requirements (targeting)
- Those previously enrolled in educational, training, or upward mobility programs
- Victims of reprisals or hate crimes
- Other preference(s) (list below)

4. Relationship of preferences to income targeting requirements:

- The PHA applies preferences within income tiers
- Not applicable: the pool of applicant families ensures that the PHA will meet income targeting requirements

**(5) Occupancy**

- a. What reference materials can applicants and residents use to obtain information about the rules of occupancy of public housing (select all that apply)

- The PHA-resident lease
- The PHA's Admissions and (Continued) Occupancy policy
- PHA briefing seminars or written materials

Other source: **Resident Guidebook, Orientation Video, Website.**

- b. How often must residents notify the PHA of changes in family composition? (select all that apply)

- Within ten days of its occurrence
- Any time family composition changes

- At family request for revision  
 Other:

#### **(6) Deconcentration and Income Mixing**

- a.  Yes  No: Did the PHA's analysis of its family (general occupancy) developments to determine concentrations of poverty indicate the need for measures to promote deconcentration of poverty or income mixing?
- b.  Yes  No: Did the PHA adopt any changes to its **admissions policies** based on the results of the required analysis of the need to promote deconcentration of poverty or to assure income mixing?
- c. If the answer to b was yes, what changes were adopted? (select all that apply)
- Adoption of site-based waiting lists  
 If selected, list targeted developments below:
- Employing waiting list "skipping" to achieve deconcentration of poverty or income mixing goals at targeted developments, if needed.  
If selected, list targeted developments below:
- Employing new admission preferences at targeted developments  
If selected, list targeted developments below:
- Other: **Covered in ACOP.**  
**Springhill**  
**Laurel Heights**
- d.  Yes  No: Did the PHA adopt any changes to **other policies** based on the results of the required analysis of the need for deconcentration of poverty and income mixing?

e. If the answer to d was yes, how would you describe these changes? (select all that apply)

- Additional affirmative marketing
- Actions to improve the marketability of certain developments
- Adoption or adjustment of ceiling rents for certain developments
- Adoption of rent incentives to encourage deconcentration of poverty and income-mixing
- Other (list below)

f. Based on the results of the required analysis, in which developments will the PHA make special efforts to attract or retain higher-income families? (select all that apply)

- Not applicable: results of analysis did not indicate a need for such efforts
- List (any applicable) developments below:

g. Based on the results of the required analysis, in which developments will the PHA make special efforts to assure access for lower-income families? (select all that apply)

- Not applicable: results of analysis did not indicate a need for such efforts
- List (any applicable) developments below:

## B. Section 8

Exemptions: PHAs that do not administer section 8 are not required to complete sub-component 3B.

Unless otherwise specified, all questions in this section apply only to the tenant-based section 8 assistance program (vouchers, and until completely merged into the voucher program, certificates).

### (1) Eligibility

a. What is the extent of screening conducted by the PHA? (select all that apply)

- Criminal or drug-related activity only to the extent required by law or regulation
- Criminal and drug-related activity, more extensively than required by law or regulation

- More general screening than criminal and drug-related activity (list factors below)  
 Other: For additional information on screening factors please refer to **Section 8 Administrative Plan.**
- b.  Yes  No: Does the PHA request criminal records from local law enforcement agencies for screening purposes?
- c.  Yes  No: Does the PHA request criminal records from State law enforcement agencies for screening purposes?
- d.  Yes  No: Does the PHA access FBI criminal records from the FBI for screening purposes? (either directly or through an NCIC-authorized source)
- e. Indicate what kinds of information you share with prospective landlords? (select all that apply)
- Criminal or drug-related activity  
 Other (describe below)

**(2) Waiting List Organization**

- a. With which of the following program waiting lists is the section 8 tenant-based assistance waiting list merged? (select all that apply)
- None  
 Federal public housing  
 Federal moderate rehabilitation  
 Federal project-based certificate program  
 Other federal or local program (list below)
- b. Where may interested persons apply for admission to section 8 tenant-based assistance? (select all that apply)
- PHA main administrative office  
 Other (list below)

**(3) Search Time**

- a.  Yes  No: Does the PHA give extensions on standard 60-day period to search for a unit?

If yes, state circumstances below: Refer to Section XIII, E (2), Section 8 Administrative Plan.

**(4) Admissions Preferences**

- a. Income targeting

- Yes  No: Does the PHA plan to exceed the federal targeting requirements by targeting more than 75% of all new admissions to the section 8 program to families at or below 30% of median area income?
- b. Preferences  
1.  Yes  No: Has the PHA established preferences for admission to section 8 tenant-based assistance? (other than date and time of application)  
(if no, skip to subcomponent (5) Special purpose section 8 assistance programs)

2. Which of the following admission preferences does the PHA plan to employ in the coming year? (select all that apply from either former Federal preferences or other preferences)

Former Federal preferences

- Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)  
 Victims of domestic violence  
 Substandard housing  
 Homelessness  
 High rent burden (rent is > 50 percent of income)

Other preferences (select all that apply)

- Working families and those unable to work because of age or disability

- Veterans and veterans' families
- Residents who live and/or work in your jurisdiction
- Those enrolled currently in educational, training, or upward mobility programs
- Households that contribute to meeting income goals (broad range of incomes)
- Households that contribute to meeting income requirements (targeting)
- Those previously enrolled in educational, training, or upward mobility programs
- Victims of reprisals or hate crimes
- Other preference(s) (list below)

3. If the PHA will employ admissions preferences, please prioritize by placing a “1” in the space that represents your first priority, a “2” in the box representing your second priority, and so on. If you give equal weight to one or more of these choices (either through an absolute hierarchy or through a point system), place the same number next to each. That means you can use “1” more than once, “2” more than once, etc.

Date and Time

Former Federal preferences

Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)

Victims of domestic violence

Substandard housing

Homelessness

High rent burden

Other preferences (select all that apply)

Working families and those unable to work because of age or disability

Veterans and veterans' families

Residents who live and/or work in your jurisdiction

Those enrolled currently in educational, training, or upward mobility programs

Households that contribute to meeting income goals (broad range of incomes)

Households that contribute to meeting income requirements (targeting)

Those previously enrolled in educational, training, or upward mobility programs

- Victims of reprisals or hate crimes
  - Other preference(s) (list below)
4. Among applicants on the waiting list with equal preference status, how are applicants selected? (select one)
- Date and time of application
  - Drawing (lottery) or other random choice technique

5. If the PHA plans to employ preferences for “residents who live and/or work in the jurisdiction” (select one)
- This preference has previously been reviewed and approved by HUD
  - The PHA requests approval for this preference through this PHA Plan
6. Relationship of preferences to income targeting requirements: (select one)
- The PHA applies preferences within income tiers
  - Not applicable: the pool of applicant families ensures that the PHA will meet income targeting requirements
- (5) Special Purpose Section 8 Assistance Programs**
- a. In which documents or other reference materials are the policies governing eligibility, selection, and admissions to any special-purpose section 8 program administered by the PHA contained? (select all that apply)
- The Section 8 Administrative Plan
  - Briefing sessions and written materials
  - Other (list below)
- b. How does the PHA announce the availability of any special-purpose section 8 programs to the public?
- Through published notices

- Other (list below)

#### **4. PHA Rent Determination Policies**

[24 CFR Part 903.7 9 (d)]

##### **A. Public Housing**

Exemptions: PHAs that do not administer public housing are not required to complete sub-component 4A.

###### **(1) Income Based Rent Policies**

Describe the PHA's income based rent setting policy/ies for public housing using, including discretionary (that is, not required by statute or regulation) income disregards and exclusions, in the appropriate spaces below.

a. Use of discretionary policies: (select one)

- The PHA will not employ any discretionary rent-setting policies for income based rent in public housing. Income-based rents are set at the higher of 30% of adjusted monthly income, 10% of unadjusted monthly income, the welfare rent, or minimum rent (less HUD mandatory deductions and exclusions). (If selected, skip to sub-component (2))

---or---

- The PHA employs discretionary policies for determining income based rent (If selected, continue to question b.)

- b. Minimum Rent

1. What amount best reflects the PHA's minimum rent? (select one)
- \$0  
 \$1-\$25  
 \$26-\$50

2.  Yes  No: Has the PHA adopted any discretionary minimum rent hardship exemption policies? **Flat rents and minimum rents.**

2. If yes to question 2, list these policies below: **Refer to Section XVIII,  
Paragraph 7, page 38 of the ACOP.**

c. Rents set at less than 30% than adjusted income

1.  Yes  No: Does the PHA plan to charge rents at a fixed amount or percentage less than 30% of adjusted income?

1. If yes to above, list the amounts or percentages charged and the circumstances under which these will be used below: **The ACHA has adopted flat rents which can be used if the tenant chooses in lieu of an income based rent of 30% of adjusted income. The flat rents adopted by the ACHA are:**

Non-Elderly	Elderly
0 Br - \$165	0 Br - \$162
1 Br - \$171	1 Br - \$198
2 Br - \$197	2 Br - \$220
3 Br - \$220	
4 Br - \$258	
5 Br - \$294	

**The flat rents will be updated effective October 1, 2004.**

d. Which of the discretionary (optional) deductions and/or exclusions policies does the PHA plan to employ:  
 For the earned income of a previously unemployed household member: **Reference ACOP, Section XV.**

- For increases in earned income **Section XV, ACOP.**
- Fixed amount (other than general rent-setting policy)
  - If yes, state amount/s and circumstances below:
- Fixed percentage (other than general rent-setting policy)
  - If yes, state percentage/s and circumstances below:
    - For household heads
    - For other family members
    - For transportation expenses
    - For the non-reimbursed medical expenses of non-disabled or non-elderly families
    - Other (describe below)
- 1. Do you have ceiling rents? (rents set at a level lower than 30% of adjusted income) (select one)

  - Yes for all developments
  - Yes but only for some developments
  - No
- 2. For which kinds of developments are ceiling rents in place? (select all that apply)

  - 
  - 
  -

- For all developments
- For all general occupancy developments (not elderly or disabled or elderly only)
- For specified general occupancy developments
- For certain parts of developments; e.g., the high-rise portion
- For certain size units; e.g., larger bedroom sizes
- Other (list below)

3. Select the space or spaces that best describe how you arrive at ceiling rents (select all that apply)

- Market comparability study
- Fair market rents (FMR)
- 95<sup>th</sup> percentile rents
- 75 percent of operating costs
- 100 percent of operating costs for general occupancy (family) developments
- Operating costs plus debt service
- The "rental value" of the unit
- Other (list below)

f. Rent re-determinations:

1. Between income reexaminations, how often must tenants report changes in income or family composition to the PHA such that the changes result in an adjustment to rent? (select all that apply)
- Never
  - At family option
    - Any time the family experiences an income increase
    - Any time a family experiences an income increase above a threshold amount or percentage: (if selected, specify threshold) \_\_\_\_\_
    - Other (list below)

- g.  Yes  No: Does the PHA plan to implement individual savings accounts for residents (ISAs) as an alternative to the required 12 month disallowance of earned income and phasing in of rent increases in the next year?

**(2) Flat Rents**

1. In setting the market-based flat rents, what sources of information did the PHA use to establish comparability? (select all that apply.)  
 The section 8 rent reasonableness study of comparable housing  
 Survey of rents listed in local newspaper  
 Survey of similar unassisted units in the neighborhood

We are currently reviewing our Flat Rents and the local market and plan to revise our flat rents effective October 1, 2004

- Other (list/describe below)

**B. Section 8 Tenant-Based Assistance**

Exemptions: PHAs that do not administer Section 8 tenant-based assistance are not required to complete sub-component 4B. Unless otherwise specified, all questions in this section apply only to the tenant-based section 8 assistance program (vouchers, and until completely merged into the voucher program, certificates).

**(1) Payment Standards**

Describe the voucher payment standards and policies.

- a. What is the PHA's payment standard? (select the category that best describes your standard)  
 At or above 90% but below 100% of FMR  
 100% of FMR  
 Above 100% but at or below 110% of FMR

- Above 110% of FMR (if HUD approved; describe circumstances below)
- b. If the payment standard is lower than FMR, why has the PHA selected this standard? (select all that apply)
- FMRs are adequate to ensure success among assisted families in the PHA's segment of the FMR area  
 The PHA has chosen to serve additional families by lowering the payment standard  
 Reflects market or submarket  
 Other (list below)
- c. If the payment standard is higher than FMR, why has the PHA chosen this level? (select all that apply)
- FMRs are not adequate to ensure success among assisted families in the PHA's segment of the FMR area  
 Reflects market or submarket  
 To increase housing options for families  
 Other (list below)
- d. How often are payment standards reevaluated for adequacy? (select one)
- Annually  
 Other (list below)
- e. What factors will the PHA consider in its assessment of the adequacy of its payment standard? (select all that apply)
- Success rates of assisted families  
 Rent burdens of assisted families  
 Other (list below) **Probably the cost of the program in light of HUD's Section 8 Renewal Policy/**

**(2) Minimum Rent**

- a. What amount best reflects the PHA's minimum rent? (select one)
- \$0  
 \$1-\$25  
 \$26-\$50
- b.  Yes  No: Has the PHA adopted any discretionary minimum rent hardship exemption policies? (if yes, list below) Refer to Section XXII, paragraph 6, page 53 of the Section 8 Administrative Plan.

## 5. Operations and Management

[24 CFR Part 903.7.9 (e)]

Exemptions from Component 5: High performing and small PHAs are not required to complete this section. Section 8 only PHAs must complete parts A, B, and C(2)

### A. PHA Management Structure

Describe the PHA's management structure and organization.  
(select one)

- An organization chart showing the PHA's management structure and organization is attached. A copy of our organizational structure is on file at our central office.
- A brief description of the management structure and organization of the PHA follows:

### B. HUD Programs Under PHA Management

List Federal programs administered by the PHA, number of families served at the beginning of the upcoming fiscal year, and expected turnover in each. (Use "NA" to indicate that the PHA does not operate any of the programs listed below.)

Program Name	Units or Families Served at Year Beginning	Expected Turnover
Public Housing	477	21%
Section 8 Vouchers	265	28%

Section 8 Certificates	
Section 8 Mod Rehab	
Special Purpose Section 8 Certificates/Vouchers (list individually)	
Public Housing Drug Elimination Program (PHDEP)	
Other Federal Programs(list individually)	

**C. Management and Maintenance Policies**

List the PHA's public housing management and maintenance policy documents, manuals and handbooks that contain the Agency's rules, standards, and policies that govern maintenance and management of public housing, including a description of any measures necessary for the prevention or eradication of pest infestation (which includes cockroach infestation) and the policies governing Section 8 management.

- (1) Public Housing Maintenance and Management: (list below)

**Admission and Continued Occupancy**

**Pet Policy**  
**Dwelling Lease**  
**Grievance Procedure**  
**Maintenance Plan Manual**  
**Capitalization of Equipment**

**Investment Policy**  
**Travel Policy**  
**Rent Collection Policy**  
**Procurement Policy**  
**Personnel Policy**  
**Trespass Policy**  
**Drug Free Workplace Policy**  
**Proration Policy**  
**Criminal Trespass Policy**

(2) Section 8 Management: (list below)

#### **Section 8 Administrative Plan**

#### **6. PHA Grievance Procedures**

[24 CFR Part 903.7 9 (f)]

Exemptions from component 6: High performing PHAs are not required to complete component 6. Section 8-Only PHAs are exempt from sub-component 6A.

##### **A. Public Housing**

1.  Yes  No: Has the PHA established any written grievance procedures in addition to federal requirements found at 24 CFR Part 966, Subpart B, for residents of public housing?

If yes, list additions to federal requirements below:

2. Which PHA office should residents or applicants to public housing contact to initiate the PHA grievance process? (select all that apply)
- PHA main administrative office: **2110 County Road, Alexander City, Alabama 35011**
- PHA development management offices

Other (list below)

**B. Section 8 Tenant-Based Assistance**

1.  Yes  No: Has the PHA established informal review procedures for applicants to the Section 8 tenant-based assistance program and informal hearing procedures for families assisted by the Section 8 tenant-based assistance program in addition to federal requirements found at 24 CFR 982?

If yes, list additions to federal requirements below: The ACHA specified the number of days an applicant has to request an Informal Review and the number of days a participant has to request an Informal Hearing. (Ref. Sections 1 and 2B of the Section 8 Applicant informal review and participant informal hearing procedure.

2. Which PHA office should applicants or assisted families contact to initiate the informal review and informal hearing processes? (select all that apply)
- PHA main administrative office: 2110 County Road, Alexander City, Alabama 35011.  
 Other (list below)

**7. Capital Improvement Needs**

[24 CFR Part 903.7 9 (g)]

Exemptions from Component 7: Section 8 only PHAs are not required to complete this component and may skip to Component 8.

**A. Capital Fund Activities**

Exemptions from sub-component 7A: PHAs that will not participate in the Capital Fund Program may skip to component 7B. All other PHAs must complete 7A as instructed.

**(1) Capital Fund Program Annual Statement**

Using parts I, II, and III of the Annual Statement for the Capital Fund Program (CFP), identify capital activities the PHA is proposing for the upcoming year to ensure long-term physical and social viability of its public housing developments. This statement can be completed by using the CFP Annual Statement tables provided in the table library at the end of the PHA Plan template **OR**, at the PHA's option, by completing and attaching a properly updated HUD-52837.

Select one:

- The Capital Fund Program Annual Statement is provided as an attachment to the PHA Plan at **Attachment H**.  
-or-  
 The Capital Fund Program Annual Statement is provided below: (if selected, copy the CFP Annual Statement from the Table Library and insert here)

**(2) Optional 5-Year Action Plan**

Agencies are encouraged to include a 5-Year Action Plan covering capital work items. This statement can be completed by using the 5 Year Action Plan table provided in the table library at the end of the PHA Plan template **OR** by completing and attaching a properly updated HUD-52834.

- a.  Yes  No: Is the PHA providing an optional 5-Year Action Plan for the Capital Fund? (if no, skip to sub-component 7B)  
  
b. If yes to question a, select one:  
 The Capital Fund Program 5-Year Action Plan is provided as an attachment to the PHA Plan at Attachment (state name  
-or-  
 The Capital Fund Program 5-Year Action Plan is provided below: (if selected, copy the CFP optional 5 Year Action Plan from the Table Library and insert here)

**B. HOPE VI and Public Housing Development and Replacement Activities (Non-Capital Fund)**

Applicability of sub-component 7B: All PHAs administering public housing. Identify any approved HOPE VI and/or public housing development or replacement activities not described in the Capital Fund Program Annual Statement.

- Yes  No: a) Has the PHA received a HOPE VI revitalization grant? (if no, skip to question c; if yes, provide responses to question b for each grant, copying and completing as many times as necessary)  
b) Status of HOPE VI revitalization grant (complete one set of questions for each grant)

1. Development name:

2. Development (project) number:

3. Status of grant: (select the statement that best describes the current status)

Revitalization Plan under development

Revitalization Plan submitted, pending approval

Revitalization Plan approved

Activities pursuant to an approved Revitalization Plan underway

Yes  No: c) Does the PHA plan to apply for a HOPE VI Revitalization grant in the Plan year?

If yes, list development name/s below:

Yes  No: d) Will the PHA be engaging in any mixed-finance development activities for public housing in the Plan year?

If yes, list developments or activities below:

- Yes  No: e) Will the PHA be conducting any other public housing development or replacement activities not discussed in the Capital Fund Program Annual Statement?  
If yes, list developments or activities below:  
**We have bought 5.9 acres close to one of our senior citizens sites. We would like to build 25-50 new senior and disabled housing.**

We are also considering constructing a new administrative office building on this same site so all employees can be located in the same building. We would also offer the present administrative building to a nonprofit for a reasonable rent or possibly a faith-based group if there is a need.

## 8. Demolition and Disposition

[24 CFR Part 903.7 9 (h)]

Applicability of component 8: Section 8 only PHAs are not required to complete this section.

1.  Yes  No: Does the PHA plan to conduct any demolition or disposition activities pursuant to section 18 of the U.S. Housing Act of 1937 (42 U.S.C. 1437p)) in the plan Fiscal Year? (If “No”, skip to component 9; if “yes”, complete one activity description for each development.)

### 2. Activity Description

- Yes  No: Has the PHA provided the activities description information in the **optional** Public Housing Asset Management Table? (If “yes”, skip to component 9. If “No”, complete the Activity Description table below.)

Demolition/Disposition Activity Description	
1a. Development name:	
1b. Development (project) number:	
2. Activity type:	<input type="checkbox"/> Demolition <input type="checkbox"/> Disposition
3. Application status (select one)	
Approved	<input type="checkbox"/>
Submitted, pending approval	<input type="checkbox"/>
Planned application	<input type="checkbox"/>
4. Date application approved, submitted, or planned for submission:	(DD/MM/YY)
5. Number of units affected:	
6. Coverage of action (select one)	
<input type="checkbox"/> Part of the development	
<input type="checkbox"/> Total development	
7. Timeline for activity:	
a. Actual or projected start date of activity:	
b. Projected end date of activity:	

## 9. Designation of Public Housing for Occupancy by Elderly Families or Families with Disabilities or Elderly Families and Families with Disabilities

[24 CFR Part 903.7 (i)]

Exemptions from Component 9; Section 8 only PHAs are not required to complete this section.

1.  Yes  No: Has the PHA designated or applied for approval to designate or does the PHA plan to apply to designate any public housing for occupancy only by the elderly families or only by families with disabilities, or by elderly families and families with disabilities or will apply for designation for occupancy by only elderly families or only families with disabilities, or by elderly families and families with disabilities as provided by section 7 of the U.S. Housing Act of 1937 (42 U.S.C. 1437e) in the upcoming fiscal year? (If “No”, skip to component 10. If “yes”, complete one activity description for each development, unless the PHA is eligible to complete a streamlined submission; PHAs completing streamlined submissions may skip to component 10.)
  
2. Activity Description  
 Yes  No: Has the PHA provided all required activity description information for this component in the **optional** Public Housing Asset Management Table? If “yes”, skip to component 10. If “No”, complete the Activity Description table below.

Designation of Public Housing Activity Description	
1a. Development name:	
1b. Development (project) number:	
2. Designation type:	
	Occupancy by only the elderly <input type="checkbox"/>
	Occupancy by families with disabilities <input type="checkbox"/>
	Occupancy by only elderly families and families with disabilities <input type="checkbox"/>
3. Application status (select one)	
	Approved; included in the PHA’s Designation Plan <input type="checkbox"/>
	Submitted, pending approval <input type="checkbox"/>
	Planned application <input type="checkbox"/>

4. Date this designation approved, submitted, or planned for submission: (DD/MM/YY)
5. If approved, will this designation constitute a (select one)
<input type="checkbox"/> New Designation Plan
<input type="checkbox"/> Revision of a previously-approved Designation Plan?
6. Number of units affected:
7. Coverage of action (select one)
<input type="checkbox"/> Part of the development
<input type="checkbox"/> Total development

#### 10. Conversion of Public Housing to Tenant-Based Assistance

[24 CFR Part 903.7 (j)]

Exemptions from Component 10; Section 8 only PHAs are not required to complete this section.

#### **A. Assessments of Reasonable Revitalization Pursuant to section 202 of the HUD FY 1996 Appropriations Act**

1.  Yes  No: Have any of the PHA's developments or portions of developments been identified by HUD or the PHA as covered under section 202 of the HUD FY 1996 HUD Appropriations Act? (If "No", skip to component 11; if "yes", complete one activity description for each identified development, unless eligible to complete a streamlined submission. PHAs completing streamlined submissions may skip to component 11.)

2. Activity Description
 

<input type="checkbox"/> Yes <input type="checkbox"/> No:	Has the PHA provided all required activity description information for this component in the <b>optional</b> Public Housing Asset Management Table? If "yes", skip to component 11. If "No", complete the Activity Description table below.
---	---

<b>Conversion of Public Housing Activity Description</b>	
1a. Development name:	
1b. Development (project) number:	
2. What is the status of the required assessment?	

<input type="checkbox"/> Assessment underway <input type="checkbox"/> Assessment results submitted to HUD <input type="checkbox"/> Assessment results approved by HUD (if marked, proceed to next question) <input type="checkbox"/> Other (explain below)	<p>3. <input type="checkbox"/> Yes <input type="checkbox"/> No: Is a Conversion Plan required? (If yes, go to block 4; if no, go to block 5.)</p> <p>4. Status of Conversion Plan (select the statement that best describes the current status)</p> <ul style="list-style-type: none"> <li><input type="checkbox"/> Conversion Plan in development</li> <li><input type="checkbox"/> Conversion Plan submitted to HUD on: (DD/MM/YYYY)</li> <li><input type="checkbox"/> Conversion Plan approved by HUD on: (DD/MM/YYYY)</li> <li><input type="checkbox"/> Activities pursuant to HUD-approved Conversion Plan underway</li> </ul> <p>5. Description of how requirements of Section 202 are being satisfied by means other than conversion (select one)</p> <ul style="list-style-type: none"> <li><input type="checkbox"/> Units addressed in a pending or approved demolition application (date submitted or approved:           <ul style="list-style-type: none"> <li><input type="checkbox"/> Units addressed in a pending or approved HOPE VI demolition application (date submitted or approved: )</li> <li><input type="checkbox"/> Units addressed in a pending or approved HOPE VI Revitalization Plan (date submitted or approved: )</li> </ul> </li> <li><input type="checkbox"/> Requirements no longer applicable: vacancy rates are less than 10 percent</li> <li><input type="checkbox"/> Requirements no longer applicable: site now has less than 300 units</li> <li><input type="checkbox"/> Other: (describe below)</li> </ul>
---	---

**B. Reserved for Conversions pursuant to Section 22 of the U.S. Housing Act of 1937**

**C. Reserved for Conversions pursuant to Section 33 of the U.S. Housing Act of 1937**

[24 CFR Part 903.7 9 (k)]

**11. Homeownership Programs Administered by the PHA**

The Alexander City Housing Authority administers its own homeownership program through a nonprofit called Central Alabama Development Corporation. We do this on an as needed basis as individuals or families come to us or respond to our advertisements. Presently we have succeeded in housing six families.

**A. Public Housing**

Exemptions from Component 11A: Section 8 only PHAs are not required to complete 11A.

1.  Yes  No: Does the PHA administer any homeownership programs administered by the PHA under an approved section 5(h) homeownership program (42 U.S.C. 1437c(h)), or an approved HOPE I program (42 U.S.C. 1437aaa) or has the PHA applied or plan to apply to administer any homeownership programs under section 5(h), the HOPE I program, or section 32 of the U.S. Housing Act of 1937 (42 U.S.C. 1437z-4). (If “No”, skip to component 11B; if “yes”, complete one activity description for each applicable program/plan, unless eligible to complete a streamlined submission due to **small PHA or high performing PHA** status. PHAs completing streamlined submissions may skip to component 11B.)

2. Activity Description  
 Yes  No: Has the PHA provided all required activity description information for this component in the **optional** Public Housing Asset Management Table? (If “yes”, skip to component 12. If “No”, complete the Activity Description table below.)

<b>Public Housing Homeownership Activity Description</b>	
<b>(Complete one for each development affected)</b>	
1a. Development name:	

1b. Development (project) number:	
2. Federal Program authority:	<input type="checkbox"/> HOPE I <input type="checkbox"/> 5(h) <input type="checkbox"/> Turnkey III <input type="checkbox"/> Section 32 of the USHA of 1937 (effective 10/1/99)
3. Application status: (select one)	<input type="checkbox"/> Approved, included in the PHA's Homeownership Plan/Program <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application
4. Date Homeownership Plan/Program approved, submitted, or planned for submission: (DD/MM/YYYY)	
5. Number of units affected:	
6. Coverage of action: (select one)	<input type="checkbox"/> Part of the development <input type="checkbox"/> Total development

## B. Section 8 Tenant Based Assistance

1.  Yes  No: Does the PHA plan to administer a Section 8 Homeownership program pursuant to Section 8(y) of the U.S.H.A. of 1937, as implemented by 24 CFR part 982 ? (If "No", skip to component 12; if "yes", describe each program using the table below (copy and complete questions for each program identified), unless the PHA is eligible to complete a streamlined submission due to high performer status. **High performing PHAs** may skip to component 12.)
2. Program Description:

- a. Size of Program
 

<input type="checkbox"/> Yes	<input type="checkbox"/> No:	Will the PHA limit the number of families participating in the section 8 homeownership option?
------------------------------	------------------------------	--

If the answer to the question above was yes, which statement best describes the number of participants? (select one)

- 25 or fewer participants
- 26 - 50 participants
- 51 to 100 participants
- more than 100 participants

- b. PHA-established eligibility criteria
- Yes  No: Will the PHA's program have eligibility criteria for participation in its Section 8 Homeownership Option program in addition to HUD criteria?

If yes, list criteria below:

## 12. PHA Community Service and Self-sufficiency Programs

[24 CFR Part 903.7 9 (1)]

Exemptions from Component 12: High performing and small PHAs are not required to complete this component. Section 8-Only PHAs are not required to complete sub-component C.

See ACOP.

### A. PHA Coordination with the Welfare (TANF) Agency

1. Cooperative agreements:

- Yes  No: Has the PHA entered into a cooperative agreement with the TANF Agency, to share information and/or target supportive services (as contemplated by section 12(d)(7) of the Housing Act of 1937)?

If yes, what was the date that agreement was signed? 11/06/2000

2. Other coordination efforts between the PHA and TANF agency (select all that apply)

- Client referrals
- Information sharing regarding mutual clients (for rent determinations and otherwise)
- Coordinate the provision of specific social and self-sufficiency services and programs to eligible families

- Jointly administer programs
- Partner to administer a HUD Welfare-to-Work voucher program
- Joint administration of other demonstration program
- Other (describe)

**B. Services and programs offered to residents and participants**

**(1) General**

**a. Self-Sufficiency Policies**

Which, if any of the following discretionary policies will the PHA employ to enhance the economic and social self-sufficiency of assisted families in the following areas? (select all that apply)

- Public housing rent determination policies
- Public housing admissions policies
- Section 8 admissions policies
- Preference in admission to section 8 for certain public housing families
- Preferences for families working or engaging in training or education programs for non-housing programs operated or coordinated by the PHA
- Preference/eligibility for public housing homeownership option participation
- Preference/eligibility for section 8 homeownership option participation
- Other policies (list below)

**b. Economic and Social self-sufficiency programs**

- Yes  No: Does the PHA coordinate, promote or provide any programs to enhance the economic and social self-sufficiency of residents? (If “yes”, complete the following table; if “no” skip to sub-component 2, Family Self Sufficiency Programs. The position of the table may be altered to facilitate its use. )

Services and Programs

## (2) Family Self Sufficiency program/s

a. Participation Description

a. Participation Description		Family Self Sufficiency (FSS) Participation	
Program	Required Number of Participants (start of FY 2000 Estimate)	Actual Number of Participants (As of: DD/MM/YY)	
Public Housing	NA		
Section 8	25	0	

- b.  Yes  No: If the PHA is not maintaining the minimum program size required by HUD, does the most recent FSS Action Plan address the steps the PHA plans to take to achieve at least the minimum program size?  
If no, list steps the PHA will take below: **We obtained a waiver some time back. However, that has expired and we have been working to organize the FSS Program for over a year now. Our Youth and Adult Services Dept. has assumed this responsibility and is presently organizing the committee to work with the participants. The problem is we have had great difficulty getting anyone to participate. We will continue our efforts and hopefully get some of our residents to participate in the program.**

### C. Welfare Benefit Reductions

1. The PHA is complying with the statutory requirements of section 12(d) of the U.S. Housing Act of 1937 (relating to the treatment of income changes resulting from welfare program requirements) by: (select all that apply)
  - Adopting appropriate changes to the PHA's public housing rent determination policies and train staff to carry out those policies
  - Informing residents of new policy on admission and reexamination
  - Actively notifying residents of new policy at times in addition to admission and reexamination.
  - Establishing or pursuing a cooperative agreement with all appropriate TANF agencies regarding the exchange of information and coordination of services
  - Establishing a protocol for exchange of information with all appropriate TANF agencies
  - Other: (list below)

### D. Reserved for Community Service Requirement pursuant to section 12(c) of the U.S. Housing Act of 1937

This agency is rated a high performer and is not required to submit this as an attachment. However, we have implemented these requirements and notified all residents. The first full year will end September 30, 2004.

### **13. PHA Safety and Crime Prevention Measures**

[24 CFR Part 903.7 9 (m)]

Exemptions from Component 13: High performing and small PHAs not participating in PHDREP and Section 8 Only PHAs may skip to component 15. High Performing and small PHAs that are participating in PHDREP and are submitting a PHDREP Plan with this PHA Plan may skip to sub-component D.

#### **A. Need for measures to ensure the safety of public housing residents**

1. Describe the need for measures to ensure the safety of public housing residents (select all that apply)
  - High incidence of violent and/or drug-related crime in some or all of the PHA's developments
  - Residents fearful for their safety and/or the safety of their children
  - Observed lower-level crime, vandalism and/or graffiti
  - People on waiting list unwilling to move into one or more developments due to perceived and/or actual levels of violent and/or drug-related crime
  - Other (describe below) See A2 (Other) below:

2. What information or data did the PHA use to determine the need for PHA actions to improve safety of residents (select all that apply).

- Safety and security survey of residents
  - Analysis of crime statistics over time for crimes committed “in and around” public housing authority
  - Analysis of cost trends over time for repair of vandalism and removal of graffiti
  - Resident reports
  - PHA employee reports
  - Police reports
- Demonstrable, quantifiable success with previous or ongoing anticrime/anti drug programs
- Other: The Housing Authority feels that we are addressing the safety issues of our residents. We employ two full-time investigators and we have a youth and adult services department (YAS). Our investigators are on 12- hour shifts and work 4 days on and 4 days off. This way we have someone on duty 7 days per week. We also enjoy an excellent relationship with the County Sheriff's Department and the Alexander City Police Department. These guys work very closely with our Investigators and provide support on a daily basis. The YAS department focuses on all residents and not just youth.

3. Which developments are most affected? (list below)  
**Springhill**  
**Laurel Heights**  
**Jefferson Heights**  
**Gunter Circle**

**B. Crime and Drug Prevention activities the PHA has undertaken or plans to undertake in the next PHA fiscal year**

1. List the crime prevention activities the PHA has undertaken or plans to undertake: (select all that apply)  
 Contracting with outside and/or resident organizations for the provision of crime- and/or drug-prevention activities  
 Crime Prevention Through Environmental Design  
 Activities targeted to at-risk youth, adults, or seniors  
 Volunteer Resident Patrol/Block Watchers Program  
 Other (describe below) **Continue to operate the Investigative unit.**

2. Which developments are most affected? (list below)

**Springhill**  
**Laurel Heights**

**C. Coordination between PHA and the police**

1. Describe the coordination between the PHA and the appropriate police precincts for carrying out crime prevention measures and activities: (select all that apply)  
 Police involvement in development, implementation, and/or ongoing evaluation of drug-elimination plan  
 Police provide crime data to housing authority staff for analysis and action  
 Police have established a physical presence on housing authority property

- Police regularly testify in and otherwise support eviction cases
  - Police regularly meet with the PHA management and residents
  - Agreement between PHA and local law enforcement agency for provision of above-baseline law enforcement services
  - Other activities (list below)
1. Which developments are most affected? (list below)  
**Same as above.**

**D. Additional information as required by PHD/EP/PHD/EP Plan**

PHAs eligible for FY 2000 PHD/EP funds must provide a PHD/EP Plan meeting specified requirements prior to receipt of PHD/EP funds.

**"NA"**

- Yes  No: Is the PHA eligible to participate in the PHD/EP in the fiscal year covered by this PHA Plan?
- Yes  No: Has the PHA included the PHD/EP Plan for FY 2000 in this PHA Plan?
- Yes  No: This PHD/EP Plan is an Attachment. (Attachment Filename: \_\_\_\_\_)

**14. RESERVED FOR PET POLICY**

[24 CFR Part 903.7.9 (n)]

**Pet Policy is on site at the Central Office.**

## **15. Civil Rights Certifications**

[24 CFR Part 903.7 (o)]

Civil rights certifications are included in the PHA Plan Certifications of Compliance with the PHA Plans and Related Regulations.

### **16. Fiscal Audit**

[24 CFR Part 903.7 (p)]

1.  Yes  No: Is the PHA required to have an audit conducted under section 5(h)(2) of the U.S. Housing Act of 1937 (42 U.S.C. 1437c(h))?  
(If no, skip to component 17.)
2.  Yes  No: Was the most recent fiscal audit submitted to HUD?
3.  Yes  No: Were there any findings as the result of that audit?
4.  Yes  No: If there were any findings, do any remain unresolved?  
If yes, how many unresolved findings remain? \_\_\_\_\_
5.  Yes  No: Have responses to any unresolved findings been submitted to HUD?  
If not, when are they due (state below)? \_\_\_\_\_

### **17. PHA Asset Management**

[24 CFR Part 903.7 (q)]

Exemptions from component 17: Section 8 Only PHAs are not required to complete this component. High performing and small PHAs are not required to complete this component.

1.  Yes  No: Is the PHA engaging in any activities that will contribute to the long-term asset management of its public housing stock, including how the Agency will plan for long-term operating, capital investment, rehabilitation, modernization, disposition, and other needs that have **not** been addressed elsewhere in this PHA Plan?
2. What types of asset management activities will the PHA undertake? (select all that apply)
- Not applicable

- Private management
- Development-based accounting
- Comprehensive stock assessment
- Other: We have hired a consultant to help us develop a Comprehensive Asset Management/Strategic Plan for ACHA. Development of this Plan is in process. We are in the final development stage and will be meeting with the consultant soon to review the first draft. Should be finished by July 30, 2004.

3.  Yes  No: Has the PHA included descriptions of asset management activities in the optional Public Housing Asset Management Table?

## 18. Other Information

[24 CFR Part 903.7 9 (r)]

### A. Resident Advisory Board Recommendations

1.  Yes  No: Did the PHA receive any comments on the PHA Plan from the Resident Advisory Board?
  2. If yes, the comments are: (if comments were received, the PHA MUST select one)
    - Attached at Attachment (File name)
    - Provided below:
  3. In what manner did the PHA address those comments? (select all that apply)
    - Considered comments, but determined that no changes to the PHA Plan were necessary.
    - The PHA changed portions of the PHA Plan in response to comments
      - List changes below:

Other: (list below)

**B. Description of Election process for Residents on the PHA Board**

1.  Yes  No: Does the PHA meet the exemption criteria provided section 2(b)(2) of the U.S. Housing Act of 1937? (If no, continue to question 2; if yes, skip to sub-component C.)
2.  Yes  No: Was the resident who serves on the PHA Board elected by the residents? (If yes, continue to question 3; if no, skip to sub-component C.)
3. Description of Resident Election Process
  - a. Nomination of candidates for place on the ballot: (select all that apply)
    - Candidates were nominated by resident and assisted family organizations
    - Candidates could be nominated by any adult recipient of PHA assistance
    - Self-nomination: Candidates registered with the PHA and requested a place on ballot
    - Other: (describe)
  - b. Eligible candidates: (select one)
    - Any recipient of PHA assistance
    - Any head of household receiving PHA assistance
    - Any adult recipient of PHA assistance
    - Any adult member of a resident or assisted family organization
    - Other (list)
  - c. Eligible voters: (select all that apply)
    - All adult recipients of PHA assistance (public housing and section 8 tenant-based assistance)
    - Representatives of all PHA resident and assisted family organizations
    - Other (list)

**C. Statement of Consistency with the Consolidated Plan**

For each applicable Consolidated Plan, make the following statement (copy questions as many times as necessary).

1. Consolidated Plan jurisdiction: (provide name here)
2. The PHA has taken the following steps to ensure consistency of this PHA Plan with the Consolidated Plan for the jurisdiction: (select all that apply)
  - The PHA has based its statement of needs of families in the jurisdiction on the needs expressed in the Consolidated Plan/s.
  - The PHA has participated in any consultation process organized and offered by the Consolidated Plan agency in the development of the Consolidated Plan.
  - The PHA has consulted with the Consolidated Plan agency during the development of this PHA Plan.
  - Activities to be undertaken by the PHA in the coming year are consistent with the initiatives contained in the Consolidated Plan. (list below)
- Other: (list below)

4. The Consolidated Plan of the jurisdiction supports the PHA Plan with the following actions and commitments: **Certification from ADECA approving Plan on file in local office.**

**D. Other Information Required by HUD**

Use this section to provide any additional information requested by HUD.

## Attachments

Use this section to provide any additional attachments referenced in the Plans.

### **ATTACHMENT A “PET POLICY”**

The ACHA has a duly adopted and effective pet policy. All residents who apply for a pet must read or have read to them the complete policy and sign it before move-in. The kinds of pets, deposits, restrictions, immunizations, inoculations etc. are all spelled out in the policy. A copy of the full policy is available at the central office located at 2110 County Rd., Alexander City, Alabama.

### **ATTACHMENT B “RESIDENT MEMBERSHIP OF THE PHA GOVERNING BOARD”**

The resident commissioner for the Alexander City Housing Authority is appointed by the Mayor of Alexander City. Ms. Carol Woodring was appointed in January, 2004, for a 5-year term ending January, 2009.

### **ATTACHMENT C “MEMBERSHIP OF THE RESIDENT ADVISORY BOARD”**

**Alexander City Housing Authority  
Resident Advisory Board  
2004**

Myrl Browning	1379B Gunter Circle	234-7661
Fletcher Christian	1394B Gunter Circle	329-1874
Effie Kelley	1410B Gunter Circle	215-5785
Nell Meadows	1421A Gunter Circle	329-8552
James O’Neil	1356C Gunter Circle	234-6166
Mary Jo O’Neal	1410A Gunter Circle	234-9831
Virginia Parsons	1421D Gunter Circle	212-1375
Cindy Thornton	1340D Gunter Circle	409-2269

Donnie Thornton	1340D Gunter Circle	409-2269
Slapper P. Tolbert	1368B County Road	329-0119
Dorothy White	1379D Gunter Circle	329-1050
Carol Woodring	1421B Gunter Circle	215-5968
Lucy Mae Drake	647B Adams Street	329-9343
Queen E. Harris	636D Adams Court	329-0685
James Huntley	620C Adams Court	215-3689
Essie Odum	665C Adams Court	329-8976
Carolyn Sparks	672C Adams Court	215-5748
Ressie Thomas	636B Adams Court	329-0685
Mae Dell Tuck	672B Adams Court	329-0675
Elizabeth Whatley	680C Adams Court	234-7077
Lenora Wyckoff	680B Adams Court	329-1453
Aleane Battle	714A Mallory Circle	234-7226
Barbara Martin	826B Mallory Circle	215-8470
Teresa Moten	716B Gunn Court	234-3858
Kathy Pearson	714B Mallory Circle	234-0689
Eula L. Smith	883B Mallory Circle	329-9151
Waudine Hardnett	1045B J Street	234-5446
Alean Johnson	654 O Street	329-8934
Mattie Allen	1354B J Street	234-3941
Diane Burton	1591A J Street	329-9567
Jeanette Gamble	1538D J Street	234-0739
Lorene Marbury	1531C J Street	234-3404
Chris McCall	723A Booker Street	234-5019
Charlotte Scott	1560D J Street	215-5572
Juanita Finney	762 C Celia Circle	409-1261
Sacra Moon	167 Knollwood Drive, Apt. J2	234-0973

## **ATTACHMENT D “DECONCENTRATION OF POVERTY AND INCOME MIXING”**

This is in response to NOTICE PIH 2001-4, paragraph A. 2.

Does the PHA have any general occupancy (family) public housing developments covered by the deconcentration rule? YES Only one development is covered – 174-1.

Do any of these covered developments have average incomes above or below 85% to 115% of the average incomes of all such developments? NO

### **Attachment E “Voluntary Conversion of Public Housing Development Analysis - Required Initial Assessment”**

#### ***HOUSING AUTHORITY OF THE CITY OF ALEXANDER CITY, ALABAMA***

##### ***Determination of requirement for initial assessment:***

This assessment must be completed once for each the authority's developments, unless the development falls under one of the four following categories:

- The development has already been determined to be subject to mandatory conversion under 24 CFR part 971;
- The development is the subject of an application for demolition or disposition that has not been disapproved by HUD;
- The development has been awarded a HOPE VI revitalization grant; or
- The development is designated for occupancy by the elderly and/or persons with disabilities (i.e., is not a general occupancy development).

*Please complete this table for all developments of your PHA to determine if an initial assessment is required.*

*\* If any question is answered yes, development is exempt from the voluntary conversion requirements.*

*Complete an individual development analysis for each development not exempt*

**INDIVIDUAL DEVELOPMENT ANALYSIS**  
**Voluntary Conversion of Public Housing Development Analysis**  
**Required Initial Assessment**

**DEVELOPMENT NUMBER AL09P174-001**

*As required by 24 CFR Part 972 – Complete each section to determine if Conversion of Public Housing to Tenant-Based Assistance, may be appropriate:*

**Necessary conditions for voluntary conversion:**

- Will not be more expensive than continuing to operate the development (or portion of it) as public housing;
- Will principally benefit the residents of the public housing development to be converted and the community; and
- Will not adversely affect the availability of affordable housing in the community.

1. *Is the cost of conversion more expensive than continuing to operate the development as a public housing community? Use most recent financial (year-end) statements for public housing and Section 8.*

- a. Public Housing Line 520, HUD 52599: (PUM) \$324.39  
b. Section 8 HUD 52681, Line 42 divided by Line 6 = avg. unit cost or \$267.18

- c. Is Line 1b higher? No

If line c is yes, Section 8 is more expensive to operate and is not appropriate for conversion and you do not have to complete sections 2 or 3.

2. *Would the conversion of this public housing development principally benefit the residents of this development and the community? No*

a. Would the conversion adversely affect the availability of affordable housing in the community? Yes

Comments:

**Section 8 Vouchers are one year renewals. If Section 8 funds were cut, this would eliminate some units from the program and reduce availability. In addition, units could be sold, demolished or rented to market renters reducing the available units.**

b. Would the conversion provide the development residents with better housing choices? No

Comments:

**There would be no change in housing choice. These same units are available now.**

► Would the conversion help to de-concentrate low-income families in the community?

No

Comments:

**There would be more concentration of low-income families. All units are dense and populated.**

d. Could other sources of housing be developed in connection with the conversion of this development to benefit residents? No

Comments:

**These units are not on prime property and would not bring enough money to develop new units.**

If line 2 is no, this development is not appropriate for conversion and you do not go to Number 3.

3. *Would the conversion of this public housing development affect the availability of affordable housing stock in the area?*

Comments:

If line 3 is no, this development is not appropriate for conversion.

*We have determined that conversion is:*

*Appropriate because conversion of the development would meet the necessary conditions for voluntary conversion.*

*Inappropriate because conversion of the development would not meet the necessary conditions for voluntary conversion.*

*John V. Nolen  
Executive Director*

*July 17, 2004  
Date*

**Attachment F “Definition of Significant Amendments and Substantial Deviations/Modifications”**

- Any changes to rent or admissions policies or organization of the waiting list;
- Additions of non-emergency work items (items not included in the current Annual Statement or Five-Year Plan) or change in the use of replacement reserve funds under the Capital Fund;
- Additions of new activities;
- Any change with regard to demolition or disposition, designation, homeownership programs or conversion activities.

**Attachment G – Resident Assessment**

**On our Resident Satisfaction Survey for 2003, we scored above 75 percent in every category. Consequently we are not required to show a follow-up plan.**

**Attachment H Capital Fund Program 5-Year Plan**

**CAPITAL FUND PROGRAM TABLES START HERE**

**Annual Statement/Performance and Evaluation Report  
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary**

PHA Name: The Housing Authority of the City of Alexander City, Alabama	Grant Type and Number Capital Fund Program Grant No: AL09P17450104 Replacement Housing Factor Grant No:	Federal FY of Grant: 2004
<input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input type="checkbox"/> Revised Annual Statement (revision no: )		
<input type="checkbox"/> Performance and Evaluation Report for Period Ending: <input type="checkbox"/> Final Performance and Evaluation Report		Total Actual Cost
Line No.	Summary by Development Account No.	Total Estimated Cost
		Original
		Revised
		Obligated
		Expended
1	Total non-CFP Funds	
2	1406 Operations	\$ 155,467
3	1408 Management Improvements Soft Costs	152,033
	Management Improvements Hard Costs	
4	1410 Administration	49,000
5	1411 Audit	
6	1415 Liquidated Damages	
7	1430 Fees and Costs	
8	1440 Site Acquisition	
9	1450 Site Improvement	95,500
10	1460 Dwelling Structures	398,641
11	1465.1 Dwelling Equipment—Nonexpendable	18,600
12	1470 Non dwelling Structures	
13	1475 Non dwelling Equipment	31,000
14	1485 Demolition	
15	1490 Replacement Reserve	
16	1492 Moving to Work Demonstration	

## Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary

PHA Name: The Housing Authority of the City of Alexander City, Alabama	Grant Type and Number Capital Fund Program Grant No: AL09P17450104 Replacement Factor Grant No: Replacement Housing Factor	Federal FY of Grant: 2004	
<input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input type="checkbox"/> Revised Annual Statement (revision no: ) <input type="checkbox"/> Performance and Evaluation Report for Period Ending: <input type="checkbox"/> Final Performance and Evaluation Report			
Line No.	Summary by Development Account	Total Estimated Cost	Total Actual Cost
17	1495.1 Relocation Costs		
18	1499 Development Activities		
19	1502 Contingency		
	Amount of Annual Grant: (sum of lines....)	\$ 900,241	
	Amount of line XX Related to LBP Activities		
	Amount of line XX Related to Section 504 compliance		
	Amount of line XX Related to Security - Soft Costs		
	Amount of Line XX related to Security-- Hard Costs		
	Amount of line XX Related to Energy Conservation Measures		
	Collateralization Expenses or Debt Service		

**Annual Statement/Performance and Evaluation Report  
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)**

**Part II: Supporting Pages**

PHA Name: The Housing Authority of the City of  
Alexander City, Alabama

Federal FY of Grant: 2004

Grant Type and Number  
Capital Fund Program Grant No: AL09P17450104  
Replacement Housing Factor Grant No:

Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost	Total Actual Cost	Status of Work
174-1 Springhill/Laurel	Landscape and Erosion repair	1450	\$ 8,000			
	Access Ramps	1450	7@500	3,500		
	R/R Windows and Security screens	1460	621@360	223,641		
	Replace under slab plumbing	1460	10 @ 1000	10,000		
	Replace VAT	1460	30 ut @1800	54,000		
	Repair Metal Fascia	1460	random	3,000		
	TOTAL			\$ 302,141		
174-2 Gunter	Landscape and Erosion Repair	1450	2,000			
	R/R Windows and Security screens	1460	300@360	108,000		
	TOTAL			\$ 110,000		
174-4 Jefferson	Landscape and Erosion Repair	1450	5,000			
	Replace water system meters & piping to unit	1450	77@ 1000	77,000		
	TOTAL			\$ 82,000		
PHA Wide	Youth and Adult Services Salary	1406	150,467			
	Security Equipment	1406	5,000			
	Youth and Adult Services	1408	54,533			
	Salary for Investigator	1408	90,500			

**Annual Statement/Performance and Evaluation Report  
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)**

**Part II: Supporting Pages**

PHA Name: The Housing Authority of the City of Alexander City, Alabama		Grant Type and Number Capital Fund Program Grant No: AL09P17450104 Replacement Housing Factor Grant No:		Federal FY of Grant: 2004	
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost	Total Actual Cost
	Planned Maintenance Program	1408		7,000	
	Mod Cord Salary	1410		49,000	
	30" Stoves	1465.1	30@ 220	6,600	
	Refrigerators	1465.1	40@300	12,000	
	Copier for YAS	1475		5,000	
	Computer Equipment	1475	8@2000	16,000	
	YAS Rec. Equipment	1475		3,000	
	Truck Shed	1475		7,000	
	Total			\$406,100	

# **Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)**

## Capital Fund Program Five-Year Action Plan

## Part I: Summary

HA Name The Housing Authority  
of The City of Alexander City,

Original 5-Year Plan  
 Revision No.:

**Capital Fund Program Five-Year Action Plan**  
**Part II: Supporting Pages—Work Activities**

Activities for Year 1		Activities for Year : <u>2005</u> _____		Activities for Year: <u>2006</u> _____	
FFY Grant: PHA FY:				FFY Grant: PHA FY:	
See annual statement	174-1 Springhill/Laurel	R/R windows add security screens 1500 R/R under slab Plumbing 100 units @1000	\$ 540,000 100,000	R/R 1500 windows add security screens 500 R/R Under slab Plumbing 100units @1000	\$ 540,000 100,000
		R/ R Landscape Drainage	30,000	R/R Landscape and Drainage	30,000
		R/R Vat Flooring 30 units@ 1800	54,000	R/R VAT flooring 30 units@ 1800	54,000
		R/R Fascia Bd	80,000		
		Sub Total	804,000	Sub total	724,000
	174-2 Gunter Circle	R/R fascia 500'@4.00 ft Landscape and erosion repair	20,000 10,000	R/R exterior Doors 100@ 200 Landscape and Drainage repair	20,000 10,000
		Add parking 10 spaces@700	7,000	Remodel Community Bldg	40,000
		R/R heating systems 20 (@ 3500	70,000		
		Sub total	107,000	Sub total	70,000
	174-4 Jefferson Hgts	R/R exterior doors 231@250	57,750	R/R 231 Ex Doors	\$46,200
		Add Parking 10 spaces@ 700	7,000	Landscape and Drainage	20,000
		Landscape & drainage repair	6,000		

		Sub total	70,750		Sub Total	66,200
PHA Wide	Management Imp.	200,000		Management Imp	200,000	
Security	100,000			Security	100,000	
Planned Maintenance	75,000			Planned Maint Prog	75,000	
Sub Total	375,000			Sub total	375,000	
TOTAL	1,356,750			TOTAL	1,235,200	

## Capital Fund Program Five-Year Action Plan

### Part II: Supporting Pages—Work Activities

Activities for Year 1		Activities for Year 2007		Activities for Year: 2008	
Year 1		FFY Grant: PHA FY:	FFY Grant: PHA FY:	FFY Grant: PHA FY:	FFY Grant: PHA FY:
174-1 Springhill/Laurel	R/R 2000 Windows Add Security Screens	\$ 540,000		R/R Ext Doors700@ 300	210,000
	R/R VAT flooring100 units@1800	180,000		R/R VAT 100units@1800	180,000
	Landscape and Drainage	30,000		Landscape and Drainage	30,000
	Sub total	750,000		R/R Heating systems20@4000	80,000
				Sub total	500,000
174-2 Gunter	R/R 30 Heating Systems@3500	105,000		R/R 20 Heating Systems@4000	80,000
	Landscape and Drainage repair	10,000		Landscape and Drainage repair	10,000
	Sub total	115,000		Sub total	90,000
174-4 Jefferson	R/R Heating Systems 77@3500	269,500		R/R Vat Flooring 77@1800	138,600
	R/R Kitchen Cabinets 20 units@4000	80,000		R/R Kitchen Cabinets20@4000	80,000
	Sub total	349,500		Sub total	308,600

PHA wide	Management Improvements	200,000	Management Improvements	200,000
	YAS Services	155,000	YAS Services	155,000
	Security	100,000	Security	100,000
	Sub total	455,000	Sub total	455,000
TOTAL	1,669,500		Total	1,353,600

**Capital Fund Program Five-Year Action Plan  
Part II: Supporting Pages—Work Activities**

Activities for Year: \_\_\_\_\_  
FFY Grant:

## Annual Statement/Performance and Evaluation Report

### Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary

PHA Name:	ALEX CITY HOUSING AUTHORITY			Grant Type and Number	Federal FY of Grant:	
				Capital Fund Program Grant No:	AL09P17450103	
				Replacement Housing Factor Grant No:	2003	
<input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies		<input type="checkbox"/> Revised Annual Statement (revision no: )				
<input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 12-31-2003		<input type="checkbox"/> Final Performance and Evaluation Report				
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost		
		Original	Revised	Obligated	Expended	
1	Total non-CFP Funds	0.00	0.00	0.00	0.00	0.00
2	1406 Operations	155,467.00	0.00	157,314.33	152,314.33	
3	1408 Management Improvements Soft Costs	152,533.00	0.00	86,899.98	32,366.98	
	Management Improvements Hard Costs	0.00	0.00	0.00	0.00	0.00
4	1410 Administration	49,000.00	0.00	49,000.00	49,000.00	0.00
5	1411 Audit	0.00	0.00	0.00	0.00	0.00
6	1415 Liquidated Damages	0.00	0.00	0.00	0.00	0.00
7	1430 Fees and Costs	0.00	0.00	0.00	0.00	0.00
8	1440 Site Acquisition	0.00	0.00	0.00	0.00	0.00
9	1450 Site Improvement	59,000.00	0.00	34,912.00	23,587.11	
10	1460 Dwelling Structures	270,006.00	0.00	197,970.43	137,195.89	
11	1465.1 Dwelling Equipment -- Nonexpendable	40,000.00	0.00	7,249.00	7,248.75	
12	1470 Nondwelling Structures	5,000.00	0.00	0.00	0.00	0.00
13	1475 Nondwelling Equipment	46,332.00	0.00	29,909.34	29,781.29	
14	1485 Demolition	0.00	0.00	0.00	0.00	0.00
15	1490 Replacement Reserve	0.00	0.00	0.00	0.00	0.00
16	1492 Moving to Work Demonstration	0.00	0.00	0.00	0.00	0.00
17	1495.1 Relocation Costs	0.00	0.00	0.00	0.00	0.00
18	1499 Development Activities	0.00	0.00	0.00	0.00	0.00

## Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Repla

CPR Factor (CFP/CFPRHF) Part 1: Summary

PHA Name: <b>ALEX CITY HOUSING AUTHORITY</b>		Grant Type and Number Capital Fund Program Grant No: AL09P17450103		Federal FY of Grant:
		Replacement Housing Factor Grant No: 2003		
<input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending:      12 - 31 - 2003      Final Performance and Evaluation Report		<input type="checkbox"/> Revised Annual Statement (revision no: ) <input type="checkbox"/>		
Line No.	Summary by Development Account	Total Estimated Cost	Total Actual Cost	
19	1501 Collateralization or Debt Service	0.00	0.00	0.00
20	1502 Contingency	0.00	0.00	0.00
	Amount of Annual Grant: (sum of lines...)	777,338.00	0.00	563,255.08
	Amount of line XX Related to LBP Activities			382,494.35
	Amount of line XX Related to Section 504 compliance			
	Amount of line XX Related to Security -- Soft Costs			
	Amount of Line XX Related to Security -- Hard Costs			
	Amount of line XX Related to Energy Conservation Measures			
	Collateralization Expenses or Debt Service			

Capital Fund Program Tables Page 2

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**Annual Statement/Performance and Evaluation Report  
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)  
Part II: Supporting Pages**

PHA Name:		Grant Type and Number		Federal FY of Grant:	
Development Number	Name/HA-Wide Activities	Capital Fund Program Grant No:	Replacement Housing Factor Grant No:	2003	
General Description of Major Work Categories		Dev. Acct No.	Quantity	Total Estimated Cost	Total Actual Cost
501-03	MANAGEMENT CONSULTANT	1406		5,000.00	0.00
501-03	YOUTH AND ADULT SERVICES	1406		145,467.00	0.00
501-03	SECURITY EQUIPMENT	1406		5,000.00	0.00
501-03	YOUTH AND ADULT SERVICES	1408		54,533.00	0.00
501-03	SALARY FOR 2 INVESTIGATOR	1408		98,000.00	0.00
501-03	MOD COORDINATOR SALARY	1410		49,000.00	0.00
501-03	PREVENTIVE MAINTENANCE PROGRAM	1460		7,000.00	0.00
501-03	STOVES AND REFRIGERATORS	1465		40,000.00	0.00
501-03	EQUIPMENT SHED	1470		5,000.00	0.00

**Annual Statement/Performance and Evaluation Report  
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)  
Part II: Supporting Pages**

PHA Name:	General Description of Major Work Categories	Grant Type and Number			Total Actual Cost	Status of Work
		Capital Fund No.	Program Grant No:	Replacement Housing Factor Grant No:		
501-03 ALEX CITY HOUSING AUTHORITY						
501-03 COPIER FOR YAS		1475		5,000.00	0.00	0.00
501-03 CAPITAL FUND VEHICLE 4X4		1475		20,000.00	0.00	22,013.39
501-03 COMPUTER EQUIPMENT		1475		15,000.00	0.00	7,000.00
501-03 YAS REC EQUIPMENT		1475		5,000.00	0.00	6,871.95
501-03 SECURITY SYSTEM ADMIN BLD		1475		1,332.00	0.00	0.00
501-03 SOFTCOST		1475		0.00	0.00	895.95
501-03-1 LANDSCAPE/EROSION REPAIR		1450		15,000.00	0.00	6,113.32
501-03-1 REPLACE MAIL BOXES		1450		7,500.00	0.00	2,812.11
501-03-1 ADD PARKING SPACES		1450		10,000.00	0.00	7,349.00
501-03-1 ADD ACCESS RAMPS ELDERLY		1450		10,000.00	0.00	2,157.02

Federal FY of Grant:

2003

**Annual Statement/Performance and Evaluation Report  
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)  
Part II: Supporting Pages**

**Report**  
**Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)**

PHA Name:	ALEX CITY HOUSING AUTHORITY	Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No:	AI-09P17450103	Federal FY of Grant: 2003
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost
501-03-1	RE-ROOF APARTMENTS	1460	30,000.00	0.00
501-03-1	COVER SOFFIT AND FASCIA	1460	3,000.00	0.00
501-03-1	REPLACE UNDER SLAB PLUMBING	1460	10,000.00	0.00
501-03-1	REPLACE VINYL TILE FLOORS	1460	33,500.00	0.00
501-03-1	INSTALL DOORBELLS	1460	600.00	0.00
501-03-1	INSTALL EXTERIOR SHUTTERS	1460	500.00	0.00
501-03-1	SECURITY SCREENS	1460	1,000.00	0.00
501-03-2	LANDSCAPE/EROSION	1450	5,000.00	0.00
501-03-2	ACCESS RAMPS ELDERLY	1450	7,500.00	0.00

**Annual Statement/Performance and Evaluation Report  
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)  
Part II: Supporting Pages**

**Capital Fund Program Tables Page3**

PHA Name:		Grant Type and Number Capital Fund Program Grant No.: AL09P17450103		Federal FY of Grant: 2003	
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost	Total Actual Cost
501-03-2	PADDLE FANS AND OUTLET	1460		10,000.00	0.00
501-03-2	SOFFIT REPLACEMENT	1460		2,000.00	0.00
501-03-2	REPLACE VINYL TILE FLOORS	1460		18,000.00	0.00
501-03-2	INSTALL DOORBELL	1460		1,500.00	0.00
501-03-2	INSTALL MINI BLINDS	1460		1,000.00	0.00
501-03-2	INSTALL SECURITY SCREENS	1460		1,000.00	0.00
501-03-4	LANDSCAPE/EROSION	1450		4,000.00	0.00
501-03-4	RE-ROOF APARTMENTS	1460		70,000.00	0.00
501-03-4	SOFFIT/FASCIA REPLACEMENT	1460		2,000.00	0.00
501-03-4	REPLACE VAT FLOORING	1460		37,700.00	0.00

**Annual Statement/Performance and Evaluation Report  
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)  
Part II: Supporting Pages**

# Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)

### **Part III: Implementation Schedule**

## Annual Statement/Performance and Evaluation Report

### Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary

PHA Name:	ALEX CITY HOUSING AUTHORITY			Grant Type and Number	Federal FY of Grant:	
				Capital Fund Program Grant No:	AL09P17450203	
				Replacement Housing Factor Grant No:	2003	
<input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending:      12-31-2004		<input type="checkbox"/> Revised Annual Statement (revision no: ) <input type="checkbox"/> Final Performance and Evaluation Report				
Line No.	Summary by Development Account		Total Estimated Cost		Total Actual Cost	
			Original	Revised	Obligated	Expended
1	Total non-CFP Funds		0.00	0.00	0.00	0.00
2	1406 Operations		0.00	0.00	0.00	0.00
3	1408 Management Improvements Soft Costs		0.00	0.00	0.00	0.00
	Management Improvements Hard Costs		12,477.00	0.00	0.00	0.00
4	1410 Administration		0.00	0.00	0.00	0.00
5	1411 Audit		0.00	0.00	0.00	0.00
6	1415 Liquidated Damages		0.00	0.00	0.00	0.00
7	1430 Fees and Costs		0.00	0.00	0.00	0.00
8	1440 Site Acquisition		0.00	0.00	0.00	0.00
9	1450 Site Improvement		76,000.00	0.00	0.00	0.00
10	1460 Dwelling Structures		66,444.00	0.00	0.00	0.00
11	1465.1 Dwelling Equipment -- Nonexpendable		0.00	0.00	0.00	0.00
12	1470 Nondwelling Structures		0.00	0.00	0.00	0.00
13	1475 Nondwelling Equipment		0.00	0.00	0.00	0.00
14	1485 Demolition		0.00	0.00	0.00	0.00
15	1490 Replacement Reserve		0.00	0.00	0.00	0.00
16	1492 Moving to Work Demonstration		0.00	0.00	0.00	0.00
17	1495.1 Relocation Costs		0.00	0.00	0.00	0.00
18	1499 Development Activities		0.00	0.00	0.00	0.00



**Annual Statement/Performance and Evaluation Report  
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)  
Part II: Supporting Pages**

Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Grant Type and Number			Total Actual Cost	Status of Work
		Capital Fund	Program Grant No:	Replacement Housing Factor Grant No:		
502 - 03	PURCHASE COPIER FOR YAS	1408		5,239.00	0.00	0.00
502 - 03	PURCHASE COPIER FOR MAINTENANCE	1408		7,238.00	0.00	0.00
502 - 03 - 1	IMPROVE ACCESS TO FRONT DOOR WITH CONCRETE RAMPS - LAUREL ELDERLY	1450	10,400.00	0.00	0.00	0.00
502 - 03 - 1	INSTALL FIRE CANISTERS OVER OVEN HOODS	1460	16,100.00	0.00	0.00	0.00
502 - 03 - 1	INSTALL PREFORMED METAL FASCIA	1460	31,800.00	0.00	0.00	0.00
502 - 03 - 1	INSTALL NEW 150 AMP SERVICE ENTRANCES	1460	5,800.00	0.00	0.00	0.00
	LAUREL ELDERLY					

Federal FY of Grant:

2003

**Annual Statement/Performance and Evaluation Report  
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)  
Part II: Supporting Pages**

PHA Name:	Development Number	Name/HA-Wide Activities	General Description of Major Work Categories	Grant Type and Number		Total Actual Cost	Status of Work
				Capital Fund	Program Grant No:		
ALEX CITY HOUSING AUTHORITY			Replacement Housing Factor Grant No:	AL09P17450203			Federal FY of Grant:
							2003
502 - 03 - 2	IMPROVE FRONT DOOR ACCESS WITH CONCRETE RAMPS		1450		28,000.00	0.00	0.00
502 - 03 - 2	INSTALL FIRE CANISTER		1460		2,300.00	0.00	0.00
502 - 03 - 4	IMPROVE ACCESS TO FRONT DOOR WITH CONCRETE RAMPS		1450		37,600.00	0.00	0.00
502 - 03 - 4	INSTALL GRAB BARS IN BATHROOMS		1460		4,452.00	0.00	0.00
502 - 03 - 4	INSTALL FIRE CANISTERS OVER OVEN HOODS		1460		3,542.00	0.00	0.00
502 - 03 - 4	INSTALL GUTTERS @ FRONT DOORS-ADAMS		1460		2,450.00	0.00	0.00

# Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Report Part III: Implementation Schedule

## **Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)**